

# Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 39, Number 45

GREENBELT, MARYLAND

Thursday, September 23, 1976

## College Park Elderly Housing

The College Park elderly housing project — Attick Towers — was developed under conditions and program specifications that differ from those proposed for the Greenbelt elderly housing project. Nevertheless, certain aspects of the College Park experience have pertinence for Greenbelt, as may be seen from the following interview by staff reporter Elaine Skolnik with Anne Marie Hanes, executive director of the College Park Housing Authority.

Q. How many rental units comprise Attick Towers?

A. 108.

Q. Are Federal subsidy moneys involved?

A. Yes. The College Park Housing Authority is a State-sponsored agency which receives Federal subsidy housing funds through the HUD turnkey arrangements.

Q. What percentage of tenants receive housing assistance payments?

A. Since the Federal subsidies are paid directly to the project through its operating budget and not to individual tenants, one may say that every occupant is receiving a subsidy.

Q. What is the distribution of your present tenants with respect to their former residence?

A. The great majority of persons now living at Attick Towers were previously residents of College Park or related to residents of the city. According to the rules laid down by the College Park Housing Authority, first preference is given to College Park residents and second to relatives of College Park residents.

Q. What is your average vacancy rate?

A. The vacancy rate has been zero.

Q. How large a waiting list do you have?

A. 300.

Q. How many Greenbelters are on that waiting list?

A. At last count 18, some of whom have been on the list since early 1972.

Q. Whose responsibility is it to determine eligibility of applicants and selection of families from among those eligible?

A. Executive directors, according to the rules set down by the College Park Housing Authority. The commissioners of the College Park Housing Authority are appointed by the College Park mayor and confirmed by the city council.

Q. To what extent is the cost of Attick Towers underwritten by the city of College Park?

A. The city has not put a cent into the housing project.

## CITY NOTES

The general crew spent three days after Labor Day dismantling the booths, cleaning nails and storing lumber. Several members of the crew worked over the entire weekend helping with the Festival. Catch basins have been cleaned. School flashing lights were all checked and put in service.

The park crew has been cutting grass and maintaining the softball field. The golf course was cared for. The goal posts for the football field on Braden Field were relocated to comply with the Boys Club requirements. The shopping center mall has been cared for by a regular member of the crew.

The 10-space parking lot in front of 1 Plateau Place was repaired and marked off. The same treatment was begun in front of 6 Research Road for a 16-car lot; however, the rain delayed completion. Work was started on winterizing the swimming pool and boarding up the bathhouse.

Brush was picked up and grass was cut on Braden Field. The annuals were removed from the Bicentennial flower bed and the bed has been prepared for the planting of chrysanthemums.

The paper collection last week netted 7 tons, 480 lbs.

\* \* \*

Jo Ann Rowe, a Greenbelt resident, has been hired as the Recreation Department's Recreation Assistant effective September 15. Jo Ann has served in various capacities with the Department since 1967. Her duties included camp counsellor, instructor, program specialist and center leader as well as a participant and volunteer leader in a number of program areas. Jo Ann is majoring in Recreation and Parks at the Prince Georges Community College.

## Oil Recycling Available

Residents who change the oil in their automobiles may now dispose of it at the Public Works Warehouse. A barrel marked "Used Oil" is located at the rear of the Yard. The city has made arrangements with a private firm to recycle the oil.

Besides crankcase oil, brake fluid, transmission oil or any other petroleum based product may be deposited in the drum. Hours for depositing oil are 8:00 a.m. to 4:30 p.m., Monday through Friday and 8:00 a.m. to noon Saturdays. City ordinance prohibits the dumping of oil on streets or in storm sewers.

## Winter Swimming

The Greenbelt Winter Swim program will begin on Sunday, Oct. 3, at 6:30 p.m. at the Silver Spring YMCA Pool. Swimming will be from 6:30-8:00 p.m. each Sunday excluding holiday weekends through May 15, 1977 — a total of 26 sessions.

Winter Swim is open to all Greenbelt residents, but is strongly oriented towards swim team training. The swim team coaching staff will provide coaching at all levels from beginner level.

For further information and sign-up, call Bob Greig, 474-0332

## Greenbelt CARES

Fall schedule for the Bike Shop, Creative Shop and Clothing/Equipment Exchange begins next week with after school hours established for youth involvement.

Dr. Rowell Huesmann, Computer Consultant to Behavior Services Consultants, Inc. spent Labor Day weekend in Greenbelt reviewing and establishing new coding systems for data the Youth Services Bureau will be using in their reports to Juvenile Services Administration.

## Parent Disclosure Form Is No Longer Required

The Prince Georges County Public Schools have announced that parents of students in the county schools will not be required to complete an Affidavit of Disclosure form until the issue is resolved by either the Maryland Court of Special Appeals or the General Assembly. School officials stressed, though, that this does not affect the separate requirements for proof of residency by parents of new students or those transferring from one school to another because of a change of residence.

Last spring the American Civil Liberties Union sponsored a suit challenging the constitutionality of the law. On August 27, Prince Georges County Circuit Court Judge Ralph W. Powers upheld the Affidavit statute, and the school system prepared to enforce it. However, on September 9, the Board of Education voted to endorse legislation filed in the General Assembly which would repeal the Affidavit law. As a result of these actions the Board agreed to delay any enforcement of the law until the issue is resolved.

## Before and After School

The Campus Center for Early Learning announces the opening of an exciting new Before and After Elementary School Program which will begin October 4, 1976 at the Brae Brooke Apartment Community Center. The Center hours are from 7 a.m. to 6 p.m. Transportation to and from several local elementary schools and to and from the Center, will be provided by the Center. Qualified staff will present a recreational and educational program which will include homework supervision, educational resources and special projects. For more information and registration, please call the Campus Center for Early Learning, 345-8830.

## Garden Club Meets

The Greenbelt Garden Club will meet on Tuesday, Oct. 5, at 7:30 p.m., at the Greenbelt Library.

## REFERENDUM TUESDAY

# 2,700 Eligible to Vote On Elderly Housing

The fate of elderly housing will be decided by Greenbelt voters at the referendum election being held this Tuesday, September 28. The ballot boxes — actually voting machines — will be open in three precincts — Municipal Building, North End School, and Springhill Lake Community Center — from 7 a.m. to 8 p.m. About 2,700 Greenbelters are eligible to vote.

Actually, the electorate will be voting on the question of approving an amendment to the city charter permitting the city to enter into a mortgage contract for up to 40 years for the purpose of constructing and operating a federally subsidized housing project for elderly persons.

Theoretically, the city could still proceed with the project in case of a negative vote at the polls by using different financial arrangement. However, it may be safely assumed that a negative vote on the amendment would be interpreted by most observers as a vote against any type of elderly housing project.

The city has made plain in its literature that a vote against the charter amendment would be considered a vote against the elderly housing project.

Conversely a vote for the charter amendment would be considered a vote for the elderly housing project.

### Background

The city council voted in favor of the charter amendment on May 3, 1976. Subsequently, a petition with 592 valid signatures was submitted requesting that the amendment be the subject of a referendum. State law requires that such a referendum must be held if requested by 20 percent of the registered voters (in this case, 497 voters).

The preferred site for the project would be the 3-acre Ridge Road Center property with an alternative site being the tract across the street from the GHI offices on Hamilton Place.

One hundred percent financing of the project would be provided by the State of Maryland through a 40-year mortgage loan. In a letter received by the city's consultants from the State Community Development Administration (CDA), the city was assured that no personal or city liability would be attached to the completed project.

### Liability

Stuart N. Wechsler, State ad-

## NOTICE OF SPECIAL REFERENDUM ELECTION

The City Council has adopted Resolution No. 338, which calls for a

## SPECIAL REFERENDUM ELECTION

on

**TUESDAY, SEPTEMBER 28, 1976 - 7:00 A.M. to 8:00 P.M.**

at the following polling places:

3rd Precinct - Greenbelt Municipal Building  
25 Crescent Road

6th Precinct - North End Elementary School  
Ridge and Research Roads

8th Precinct - Springhill Lake Community Center  
6220 Springhill Drive

At this special election, voters of Greenbelt will consider whether or not to approve a Charter amendment which would permit the city to undertake a proposed 100-unit elderly housing project. The question to be placed on the ballot will read as follows:

Are you FOR or AGAINST amending Section 59 of the Greenbelt City Charter to provide that the city may enter into a mortgage contract for a period of not more than forty (40) years with the State of Maryland relating to the construction and operation of a federally subsidized housing project for elderly persons as provided in Charter Amendment Resolution Number 1976-2 which will become effective if approved by this referendum?

FOR.....

AGAINST.....

Gudrun H. Mills

City Clerk

ministrator for the program, wrote on September 14, 1976: "Please note that we do not require personal liability on permanent mortgage loans. Thus after construction CDA recourse is limited to the property only." He further referred to present regulations which say, in part: "CDA will look only to the property (and such related assets as the working capital escrow, and the replacement reserve fund) to satisfy its mortgage lien."

The city charter must be amended for the city to participate in this 100% loan program, because the present charter prohibits any contract involving the appropriation of moneys if it extends for more than 10 years.

Rent subsidies for the term of the mortgage will be provided to those eligible tenants who have low incomes by the Federal Department of Housing and Urban Development. The subsidy is the difference between 25 percent of an individual's or couple's gross income (15% in some instances) and the fair market rent for the apartments. The mortgage loan will be repaid over 40 years from the combined rents paid by occupants and the Federal Government.

At least 30 percent of the 100-unit project must be occupied by persons having very low incomes (under \$7,250 a year for a couple at present). At least eighty percent of the units should be occupied by persons eligible to receive subsidies (under \$11,600 a year for couples). To be eligible to live in the project, a single person must be 62 years of age or over or handicapped and at least one member of a married couple must be 62 years of age or over or handicapped.

### Tenant Selection

Federal HUD regulations prohibit discrimination on the basis of race, color, creed, religion, sex or national origin but do not prohibit residence requirements as long as they do not discriminate against persons working in the area. The State CDA, in a letter dated August 26, 1976 has assured the city that CDA "will allow the sponsor (e.g. the city of Greenbelt) such flexibility and control (with regard to tenant selection) as will not conflict with HUD's rules and regulations, the State and Federal discrimination statutes and the economic feasibility and management of the development."

The Greenbelt city council has already indicated that it will give first preference to Greenbelt residents and persons who work in Greenbelt. The next preference group will probably be relatives of Greenbelt residents.

### Opponents

Opponents of the project generally take the view that, despite assurances from present Federal and State housing authorities, regulations may be changed in the future that will adversely affect tenant selection and city liability.

## Democrats Need Helpers

Leo Green, Fifth Congressional District elected Carter delegate to the Democratic National Convention in July, has announced that the Carter-Mondale campaign now has a full time staff person assigned to the district campaign. He is Charles Howell, and he has his desk in the Democratic campaign headquarters at Beltway Plaza in Greenbelt.

Residents of the Greenbelt area who would like to help with voter registration, canvassing, and other pre-election activities may contact Howell at 441-9500 or Green at 262-5144. Carter-Mondale coordinators will be operating in each precinct to assist in the Democratic election campaign.



## GREENBELT NEWS REVIEW

AN INDEPENDENT NEWSPAPER

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## BOARD OF DIRECTORS

Pres., Al Skolnik; Vice Pres., Sid Kastner; Secy., Barbara Likowski; Treas., Roberta McNamara, Mary Colombo.

MAIL SUBSCRIPTIONS: \$10.00 per year. Advertising and news articles may be mailed (Box 68 Greenbelt); deposited in our box at the Twin Pines Office; or delivered to the editorial office in the basement of 15 Parkway (474-4131), open after 8 p.m. Tuesday. Deadline is 10 p.m. on Tuesday.

Volume 39, Number 45

Thursday, September 23, 1976

## Getting the Facts Straight

Let's set the record straight with respect to several crucial issues dealing with elderly housing. Here are the facts:

1. There is no cheaper way for the city of Greenbelt to participate in the project. All the costs of construction (including cost of land, architectural, engineering, and consultant fees, and city staff expenses) will be met through a 40-year mortgage loan from the Maryland State Housing Fund. The State will look toward the assets of the property alone for security. Thus, the city of Greenbelt and the taxpayer will have no liability in case of mortgage default.

2. The chances of default are minimal, since Federal rental subsidies will assure full occupancy of the building. The Federal Department of Housing and Urban Development will be subsidizing rentals (including mortgage repayments and replacement reserves) for a 40-year period through section 8 housing assistance payments. This means that low-income elderly Greenbelt families will not be required to pay more than 25 percent of their income for rent and the Federal Government will pick up the difference between the 25 percent and the fair market rent of the unit. As fair market value rises with inflation, the Federal Government will be continually making up the difference.

3. The city of Greenbelt, through its housing management, will control the selection of tenants. Present Federal regulations require that no discrimination be exercised with respect to race, color, creed, religion, sex, or national origin but do not prohibit residence requirements, provided persons working in Greenbelt are deemed to be residents. Thus, Greenbelt residents will be given first preference as long as 80 percent of the units are occupied by persons eligible to receive the Federal subsidies (qualifying annual income is under \$9,050 for an individual, \$11,600 for a couple) and 30 percent are occupied by very low-income families (\$5,450 for an individual, \$7,250 for a couple).

## Health Fair A Success Kool Klovvers 4-H

According to Lion Henry Fisher, the Greenbelt Lions' new type of health fair was a success, even though some doctors and technicians were given the wrong times. Here are some of the results: a total of 422 persons were processed through the different tests. 344 went through the Lions' mobile unit glaucoma test, 78 just took the anemia, blood pressure and sight tests, 40 were given pap and breast cancer tests.

For the 126 persons who took the \$4.00 optional blood tests, those results will be ready the latter part of October. Four persons taking this test have mistakenly taken the fact sheets home. These sheets are needed and should be returned to Henry Fisher, 7E Southway. Each fact sheet has a number tab identifying the person whose test it is. Missing numbers are: MO 2456, 2470, 2500, 2518.

by Olga Penney

The club booth at the Labor Day Festival, at which moon flowers and popcorn were sold, netted \$15 profit.

Other activities planned are a cosmetic workshop, hair-care session, woodworking, knitting and crocheting project meetings, a child care demonstration, painting, drawing and sculpting lessons, a gymnastics program, tie-dyeing, basket weaving, taking care of pets, breadmaking, cake decorating and clowning.

The next meeting will be Monday, Sept. 27, 7:30 p.m. at the Greig's house, 103 Northway Road. We will have election of officers: president, vice president, secretary, treasurer, game leader telephone committee, reporter and song leader.

## News from Roosevelt

Parents of members of athletic teams of the Eleanor Roosevelt Senior High School attended an open house at the school on Saturday, Sept. 11. After guided tours of the building, parents were shown slides of the school's opening. Members of the athletic staff were introduced by Robert O'Brien chairman of the athletic department.

Parents decided to form a parents' booster club to support all school organizations. Anyone who would like to help on this or any other committee (such as telephone committee) should call Mrs. Taylor at 577-0135, home or 350-4700, work.

## VOLUNTEERS NEEDED

The Greenbelt Boys' and Girls' Club 1976-77 Basketball program is now in its planning stages with action beginning in November. There is a need for volunteers in all areas from League Commissioner to Intramural Clinic Coaches. People are urged to make a commitment now to help continue the success of these youth programs. Interested people are invited to attend the Board of Directors meeting in the Greenbelt Youth Center Conference Room on Tues., Sept. 28 at 7:30 p.m. Those who are unable to attend the meeting, but wish to volunteer services in some capacity, are asked to please contact club president Jim Sacco, 345-7847.

## Newman - Davis

Mrs. Lorrene Newman and Mr. Harold Newman announce the marriage of their daughter Linnea, to Carl L. Davis. The wedding was held September 4 at Holy Cross Lutheran Church with the Rev. Edward Birner officiating.

Among the bride's attendants were her sister, Karin and her brothers Ron and Bob. Her matron of honor was her aunt, Mrs. Donald White from Burlington, Iowa. Among the guests was an uncle, Harry Newman from Moline, Illinois.

The couple is honeymooning at the ocean.

## STOP SMOKING COURSE

Smokers who want to kick the habit are being offered the expert help of the Prince Georges American Cancer Society in conjunction with the Prince Georges Community College Student Program Board.

A scientifically developed and tested method to help people stop smoking will be offered beginning Monday, Oct. 4, at Prince Georges Community College. The six 1½ hour sessions will be held from 7-8:30 p.m. Mondays and Wednesdays through October 20 in the Largo Student Center Conference Room.

Registration is limited to 20 smokers on a first-come, first-serve basis. Deadline for registration will be September 30. There is a registration fee which will be returned at the completion of the course. For further information call Nancy Laubscher at 864-7361.

## Retirement Fund Rules

## For City Employees Eased

Senator Edward T. Conroy, (Dem. P.G.) has notified Greenbelt Mayor Weidenfeld "that the severe problem with the retirement systems regulations affecting Greenbelt financially has been solved."

Conroy went on to say "that payment into the retirement fund by city employees will not have to be mailed to the State until the employees of the municipalities are paid". This change in the regulation releases Greenbelt as well as other municipalities from a 10% penalty which could have been levied for late payment to the State, as well as other municipalities in the county which were affected by this harsh regulation.

## Police Blotter

The following officers have recently received degrees in police science from the University of Maryland: Sgt. Coombes, Cpl. Janney, Pfc. Fulham, and Pfc. Ceccarelli - B.S. degrees; Sgt. Van Valkenburgh, Cpl. Stair, and Cpl. Craze - A.A. degrees.

A store in Springhill Lake Shopping Center was broken into during early morning hours and as a result of an alert resident reporting the sound of breaking glass, responding officers arrested a 13 year old female who was found in the store.

Two houses were entered in the Lakeside Drive area during the evening hours when the occupants were away. Jewelry and cash were taken from one, and a TV set, a coin collection and speakers were taken from the other.

Two apartments in the Springhill Lake area were entered. Stolen were a TV and radio from one and cash from the other. Investigation is continuing.

As a result of a traffic stop, five male occupants of a motor vehicle were arrested and charged with unauthorized use of a vehicle and possession of narcotics.

A tape player and cash were reported stolen from an apartment in Springhill Lake. Some men's clothing was reported stolen from an apartment in University Square.

As a result of information from the Maryland State Police and after interviewing a suspect who was in the County jail on other breaking and entering charges, Det.

Cpl. Brumley closed nine breaking and entering cases which took place in the city in recent months. The property stolen was "fenced" in Washington. Det. Brumley is attempting to recover it.

## Kastner - Skillman

Sidney and Bernice Kastner are pleased to announce the engagement of their daughter Judith Ann, to Thomas Lee Skillman, Jr., son of Thomas and Winifred Skillman. Mr. and Mrs. Skillman are former Greenbelters, and now reside in Sequim, Washington. A December wedding is planned.

## Mishkan Torah News

Rosh Hashona services begin at the Mishkan Torah on Friday, Sept. 24 at 8:30 p.m. The synagogue's Experimental Theatre will present "Repentance: The Meaning of Our Lives."

High Holyday services will continue on Saturday and Sunday mornings starting at 8 a.m.; at 7:30 p.m. on Saturday and 4:45 p.m. on Sunday.

## MOWATT MEMORIAL

United Methodist Church  
Church School 9:30 a.m.  
Morning Worship 11 a.m.  
Sermon:  
"That Your Faith Should Stand"  
Nursery - Infants  
Kindergarten  
Rev. Clifton D. Cunningham,  
Pastor  
474-3381 40 Ridge Rd. 474-9410

## Public Invited to See Film

The Mishkan Torah Sisterhood will present the prize-winning film "Rendezvous with Freedom," on Thursday, Sept. 30 at 8 p.m. at the synagogue, Ridge & Westway Rds. The film, a history of the Jewish people from 1654 to the present, is narrated by Zero Mostel and stars George Segal. Sam Jaffe, Marion Seldes and Herbert Kaplow. The public is invited and admission is free.

## Holy Cross Lutheran Church



6805 Greenbelt Rd.

## Worship Services

8:30 and 11:15 A.M.

Sunday School 9:50 A.M.

Weekday Nursery School

9:00 - 11:30 A.M.

Phone 345-5111

Edward H. Birner, Pastor

## GREENBELT COMMUNITY CHURCH

(United Church of Christ).

Hillside and Crescent Roads - Phone 474-6171 (mornings)

Sun., 11 a.m. - Worship Service and Church School

(Infant Care at 2-B Hillside)

Sat., Oct. 2 - 10 a.m. - 4 p.m. Yard Sale.

4-7 p.m. Fish Fry

Rev. Sherry Taylor and Rev. Harry Taylor, Ministers

There is a place for you:

... in our Bible Study

... in our Worship Service

... in our activities

Yes, you are invited.

## GREENBELT BAPTIST CHURCH

474-4212

Bible Study for all ages (Sun)

9:45 am

Sunday Worship

11:00 am &amp; 7:00 pm

Mid-week Service (Wed)

7:30 pm

For bus transportation, call church office 8:30-12:30 weekdays

## ABSENTEE BALLOTS

The City Charter provides that "ANY QUALIFIED VOTER OF THE CITY OF GREENBELT, BY REASON OF RELIGIOUS BELIEFS, PHYSICAL CONDITION OR ABSENCE FROM THE CITY ON THE DAY OF ELECTION, MAY VOTE BY ABSENTEE BALLOT."

Applications shall be made in writing to the City Clerk for an absentee ballot no later than twelve o'clock noon

(MONDAY, SEPTEMBER 27, 1976).

Ballots returned shall reach the office of the City Clerk NOT LATER THAN TWO HOURS BEFORE THE CLOSING OF THE POLLS ON THE DAY OF THE SPECIAL ELECTION, SEPTEMBER 28th, in order to be counted. Once an absentee ballot has been issued, the voted shall not be authorized to cast the ballot in any manner other than by casting the absentee ballot. Applications forms may be obtained from the City Clerk, 25 Crescent Road, Greenbelt, Maryland 20770, or by calling 474-3870 or 474-8000.

Gudrun H. Mills, City Clerk

## P.G. Symphony Holds Pops Concert

Prince Georges Symphony Orchestra begins its 1967-77 season with a Pops Concert, conducted by Emerson Head, on Sat., Oct. 2 in the Grand Ballroom of the University of Maryland Student Union. The annual fund-raiser will be in the "Boston Pops" tradition, featuring Gershwin's "Rhapsody in Blue" and other familiar music. There will also be champagne at tables.

Pianist Bruce Steeg who was piano soloist with Guy Lombardo and formerly Associate Conductor with the National Ballet in Washington is guest soloist. He is currently Resident Conductor of Prince Georges Civic Opera and recently conducted the company's world premier of "Bamboo."

Proceeds from the concert will benefit the orchestra, which plays concerts throughout the season in as many sections of Prince Georges County as possible. Among this season's programs will be a children's concert, joint concerts with High Point and Oxon Hill High School bands and an evening of "Brahms and Ballet."

For tickets call Dimensions in Music, 277-2200, ext. 342.

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## %

### PASSBOOK RATE

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# Letters to the Editor

## A Community Noted For Its Concern

To the Editor:

As a new resident of Greenbelt, I am very surprised to learn of the emotional reactions of individuals who are opposed to approval of the housing project for the elderly.

One of the greatest attractions of this community is that it is noted for its concern for its residents. The opposition that has been expressed is contrary to that concern. I question why the concern does not appear to extend to those older persons who have very special needs. The opposition appears to come from those persons who do not have need for such a facility at this time.

What I hope is that when each voter makes a final decision as to whether to vote for or against this project, that each individual will seriously consider whether it may become necessary to have such a facility during his or her lifetime.

Irma Tetzloff

## Supports Housing for Elderly

To the Editor:

I am writing to support the housing facility for the elderly of Greenbelt.

Experience has shown that most individuals have a common goal in their later years. That is, they want the opportunity to live independent, meaningful and dignified lives in their own homes and in their own communities as long as possible. However, factors work to deny many older persons the achievement of this goal. They include diminishing income, reduced mobility, health problems and problems associated with maintaining a home that is too large.

It is important to recognize that the housing needs for many older persons differ from the needs of the rest of the population. The elderly require a variety of housing opportunities to accommodate to their changing economic, social and physical needs. Not every older person requires the services of a facility like the one proposed. But most older persons, at one time or another, could benefit from such a living arrangement. The very existence of such a facility in the community provides security for older persons in the knowledge that if an alternate living arrangement is needed, an individual will not have to search away from the community to meet that need.

Older persons now living in Greenbelt who need different living arrangements are often forced to leave the community to find the facility they need. This means leaving the community they have contributed to, and the friends that have been developed over the years. The elderly of Greenbelt deserve the right to continue to live in Greenbelt if they wish to do so. The housing facility proposed would provide this badly needed opportunity.

It is my hope that Greenbelt will follow the lead of hundreds of other communities and not overlook the housing needs of its elderly citizens.

Charles E. Wells

## THANKS

To the Editor:

The family of Mrs. Florence A. Hawkins wishes to express our sincere thanks and appreciation to all the friends and relatives for the many cards and flowers and acts of kindness shown during her illness and our bereavement. It is a source of comfort to us to know you share our great loss.

The Family

## Open House at Observatory

The University of Maryland will hold a series of open houses at its Observatory on Metzger Road, College Park. The open houses, free of charge to the public, will be held on the 5th and 20th of each month from 9 to 11 p.m. Groups of more than six persons should make reservations in advance (301-454-3001) and arrive at 8 pm.

October's programs are: October 5 — "Have You Been Inside a Star Recently?" by Professor D. G. Wentzel; October 20 — "Storms on the Sun" by Professor Elske V. Smith.

## Do Something Worthwhile

To the Editor:

The men (God bless them) have had a lot to say about business facts in the Senior Citizens apartment referendum in recent letters to the editor. Speaking as a woman, I believe that Greenbelters have shown their loyalty in previous issues and, for justice's sake, they will overwhelmingly approve the referendum on the Senior Citizens apartment project on Sept. 28.

All of us want the best for our youth (our hope of tomorrow) so we spend, and all well-spent, on schools, teachers, buses, youth center, recreation dept., athletic fields, and many other services. Yet, on the other hand, how much time, attention, care, guidance, and love do we give to our senior citizens and their needs?

Nevertheless, it isn't too late to do something worthwhile for our senior citizens. They are a substantial part of our total population and, it was, and still is, their hard work and perseverance that helped build a part of this beautiful city and developed it to this point in time, where we are now enjoying the benefits of their labors.

Since the proposed apartment project would not cost 1c for city taxpayers, and in fact, would add to our city assets a huge turnout of appreciative voters, with a resounding plurality will do justice to our senior citizens and tell them how much we honor and respect them and how concerned we are for their well-being. We shall be a warmer, more loving, and happier community for having made the effort. Remember, someday, those of us that are young today, will be in the "Golden Years" in the not too distant future. Let's make the best of our opportunity today, we may not pass this way tomorrow.

"There is a destiny that makes us brothers — none goes his way alone. All that we send into the lives of others, comes back into our own." — Markham

Mrs. Joseph C. Werner

## Amnesty Petition

To the Editor:

A total of 265 persons signed the petition for amnesty circulated during the Greenbelt Labor Day Festival and signatures are still coming in. The petition calls for universal and unconditional amnesty for all Americans who have lost, or are subject to losing, any rights, or who have received less than an honorable discharge because of any form of protest against our participation in the war in Vietnam.

Interested persons may obtain information by phoning (evenings) either Rebecca Williams (474-6265) or Bertram Donn (474-1353).

The signed petitions will be presented to Rep. Gladys Spellman and others before the national election.

Miriam Cornelius

## Urge Residents to Vote

To the Editor:

We hope that all who favor building housing for the elderly will vote Tuesday. If they do not, the result may be in doubt. The issue to more than 100 Greenbelters is vital. Many of them must divide much less than enough income among rent, food, medical care, clothing and other necessities. Some live (if that is the right word) on less than most of us can imagine.

NEWS REVIEW

THREE

There will be no cost to the city if the housing is built. The only cost will be a few minutes of the time of each voter Tuesday. Please vote.

Pat and Howard Savage

## Scholarship Forms Available

Application forms for Safeway's five Bicentennial Scholarships to Southeastern University are now available at Safeway Stores in the Washington Metropolitan area. Deadline for applying for the four-year, full tuition scholarships is December 31, 1976.

Area students who will graduate by June 1977 and will be ready to start college in September 1977 are eligible. Winners will be selected on the basis of financial need, scholarship, citizenship and character.

## DANCE at Greenbelt Fire House

With

## "Snapper"

Saturday 25 Sept. 1976 8:30 pm-1:30 am

Only 50c for a 12 oz Beer

\$3.00 Single

\$5.00 Couple

## REAL ESTATE OFFICE of GREENBELT HOMES, INC.

Hamilton Place

Greenbelt, Maryland

Owner waiting to move will install new stove and refrigerator to make it more appealing. This is a downstairs apartment and is priced at a low \$10,293. Monthly payment of \$204 includes everything except electricity. Immediate occupancy.

We have a 2 b.r. frame in a secluded wooded area selling for \$12,700. Immediate occupancy.

Other 2 b.r. frames from \$13,500 to \$17,800, including end units.

Anyone interested in a 3 b.r. frame you could rent with an option to purchase? Immediate occupancy. Call for information.

3 b.r. attic brick house; newly painted exterior; nicely decorated; secluded court; near shopping center, schools and library. Asking price is \$27,000 but owner said price is negotiable.

3 b.r. attic brick house with attached garage; selling price is \$27,500. Beautiful wooded, anchor fenced yard.

Who would like an 18' bedroom? This is possible in a 2 b.r. masonry house we have listed. Price has been reduced to \$25,000. Come in and see for yourself.

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Mary E. Dixon, Broker

# An Open Letter to All Greenbelt Citizens on Senior Citizen Housing

During the past week a 3 sheet flyer was distributed throughout Greenbelt listing certain charges about Senior Citizen Housing by the anonymous Concerned Citizens Group. We feel that you have the right to know the truth about these charges.

**Charge:** "The City has been spending our tax money for the last year; and will continue to do so, in regards to Senior Citizen Housing."

**Fact:** Yes - the City has been incurring some minimal costs in connection with elderly housing (including \$1,500 for the cost of the referendum imposed by petition). All these costs, except those of the referendum, will be reimbursed by the City from elderly housing funds once it is approved.

**No -** The City will not continue to spend tax money on this project. All costs will be paid entirely from tenants' rents and Federal rent supplements. In the very remote case of mortgage default, the State would simply take over the property, and the City, having put no money into it, would lose nothing.

**Charge:** "Changing the charter to provide for a mortgage contract for a period of 40 years, rather than 10 years, will open a "Pandora's Box" to this Council and succeeding Councils that could adversely affect 2 generations of Greenbelters."

**Fact:** The charter change was specifically worded so that the change to a 40 year period will apply only to a mortgage contract with the State of Maryland - relating to the construction and operation of a federally subsidized housing project for elderly persons. (Read the amendment yourself on the ballot!)

**Charge:** "There will be no residency requirements."

**Fact:** Residency preference is allowed by HUD regula-

tions but once that preference is set up, no discrimination by race, color, creed or national origin is permitted. We could not, for example, exclude a qualified Greenbelt resident because we didn't like his nationality. The near-by College Park and Prince Georges County elderly housing projects all follow a local resident preference system with HUD approval.

The Greenbelt City Council has already indicated that it will give first preference to persons who live or work in Greenbelt. There is no question that a sufficient number of elderly Greenbelt persons will qualify, since at least 80% of the units must be occupied by persons with annual incomes under \$9,050 a year, or \$11,600 for a couple. In fact, we expect a very long waiting list of disappointed applicants, as other senior type projects have experienced.

**Caution:** Pay no attention to last minute anonymous and rumor flyers. Obtain reliable information from the officially approved City brochure which is signed by the five City Councilmen whom you know and elected to office.

We hope that you will take the time and trouble to determine the true facts about Senior Citizen housing and that you will make your own private decision on how to vote based on your own personal convictions. Thank you.

Anthony M. Madden, Chairman  
Senior Citizens Housing Committee  
28-C Crescent Rd.  
Greenbelt, Md. 20770  
Phone: 474-4742

This ad paid for by the Greenbelt Foundation, a private non-profit endowment organization to help promote worthy civic causes in Greenbelt, by authority of Charles McDonald, President of the Board of Directors.



## Labor Day Festival Events



Members, friends and alumni of the Mary Bethune junior high school band entertain the crowds gathering to watch the Labor Day Festival Parade in front of the reviewing stand, Crescent and Southway. The band was under the direction of Douglas Dawson.



Carpenter George M. Saunders, a member of Local 132 and representing the Carpenters District Council discusses home building problems with interested onlookers. Saunders is on left, behind table.

Photos by Mat Amberg

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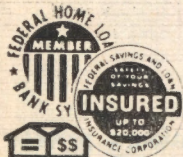
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Any questions about wines welcomed

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Kitchens, Rec. Rms., Sun Decks, Additions, etc.

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P.S. come see my addition at 4 Empire Pl. in Lakewood!

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Greenbelt, Maryland 20770  
474-5700

GHI HOMEOWNERS TAKE NOTICE:

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LANHAM: SEABROOK ACRES - \$49,500. Central Air Conditioned 3 Bedroom 2 Bath Brick Rambler over 1/4 acre Corner lot beautifully landscaped. This beautiful home is in a Park area. A must to see!

Landover Hills: \$42,900.

2 Bedroom separate dining room (dining room may be converted back to 3rd bedroom). Central Air Conditioned - beautiful front porch with aluminum overhang. Also very nice Rec room with outside entrance.

CHELSEA WOODS - \$22,000.

1 Bedroom 1 1/2 Bath Brick Apt. in very nice area. Apt. includes Combination Washer-Dryer, Wall to Wall Carpeting Central Air Conditioning, Disposal, Dishwasher, and many more extras.

GREENBELT: CHARLES-TOWNE VILLAGE: \$28,950.  
2 bedroom brick, central air townhouse - wall to wall carpeting, dishwasher, new tile in kitchen.

Lot: Lakeside Drive - Prestige area - \$15,000.

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2 Bedroom Frame Townhouse in wooded area. Wall to Wall carpeting included in price.

2 Bedroom Corner Townhouse with Family Room and Deck Home close to Shopping, Transportation, and Elementary School \$16,500.

2 Bedroom Frame Townhouse remodeled throughout. Top condition, large rooms, and many extras.

2 Bedroom Masonry Corner Townhouse with Den. Huge landscaped backyard.

2 Bedroom Brick in excellent condition. Townhouse close to Shopping Center and Elementary School.

3 Bedroom Masonry End Townhouse with large backyard. Home in quiet court. \$25,950.

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Friday - Extra large Pepperoni Pizza - \$3.95

Saturday - Hot Dogs - 25c. Fountain Drinks start at 15c.

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Our Admission Price is Geared to YOUR Pocket Book.  
ADULTS \$1.50 (7 DAYS A WEEK)

Now Showing - "Logan's Run" PG 7:30 & 9:30

Sat. & Sun. Mat. - "Gulliver's Travels" 1:00, 2:30, 3:45

Late Show Friday & Saturday only at 11:30 "Love and Death" Separate admission \$1.50 required.

Starting Wednesday - Bargain week - 75c all shows "Outlaw Josey Wales"



The Greenbelt Labor Day Festival Steering Committee wishes to thank the following businesses and individuals for their kind support:

Sumies  
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Greenbelt Recreation Department  
Springhill Lake Community House  
American Legion Post 136  
Kay & Kay Construction Co. (J.A.S. Properties)  
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# We have it on high authority that sharing the ride is a very good idea.

It made sense to Noah. After all, it was a whole lot more economical and efficient to get together and share the ride than it would have been for everybody to go their own way. And that still holds true today. Sharing the ride with

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**Share the ride with a friend.  
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\$150 for a 10-word minimum. 10c for each additional word. Submit ads in writing, accompanied by cash payment, either to the News Review office at 15 Parkway, before 10 p.m. of the Tuesday preceding publication, or to the Twin Pines Savings and Loan office. There is no charge for advertising items that are found.

**CALDWELL'S WASHER SERVICE.** All makes expertly repaired. Authorized Whirlpool dealer. GR 4-5515.

**PIANO TUNING AND REPAIR** - Expert and Reliable Piano Service to Greenbelt since 1960. Benjamin Berkofsky 474-6894.

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**"MOMENTS - FOREVER"** - Creative child photography by Stan Klem. 345-9828.

**PIANO LESSONS** - Your home, all levels, has New England Conservatory degree. 345-6891.

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Expert antenna man will install new/repair antenna for  
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**VACUUM CLEANER REPAIR** - All brands and types. Call evenings 474-5530.

**CHRISTMAS IS COMING SOON,** the goose is getting fat, please place your orders for a pretty knitted cap, handbags, sweaters, knick-knacks or whatever. 345-4277.

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Upright piano, excel. cond. \$300. Antique stool claw feet \$40. Chest of drawers \$25. Damaged coffee table medeter. style \$10. Record cabinet \$10. Portable record player \$15. 474-0425.

**YARD SALE** - Household goods, clothing, toys, craft supplies, and misc. 56H and 56K Ridge Road. Saturday 10-3.

**BABYSITTER WANTED** in our home every Monday, 11:30 a.m.-3:30 p.m. Call 474-4108.

**YARD SALE** - 25C Ridge, Sat. 9-25, 10-4. Depression glass, plants, misc.

**SITTER NEEDED** for 2 children Tuesday and Thursday evenings. Please call 345-9497 after 5 p.m.

**FREE HOSTESS PREMIUMS** - Have a Stanley Demonstration in your home. Enjoy valuable gifts and quality products. Local Dealer 474-4190 evenings.

**YARD SALE** - Sept. 25, 9 a.m., corner Ridge and Northway. Many good items.

Mower electric Sunbeam 18" twin-blade. Used one season, excellent condition \$50. Evenings 474-5530.

**BABYSIT** - Mother will sit full or part time. 345-1876.

**3 IN 1 BARGAIN BASEMENT SALE.** Sunday, Sept. 26 in basement of apt. bldg. 26 Crescent Road. Household, misc., etc.

**Stern's SHOE REPAIR**

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DISCOUNT PRICES

**Beltway Plaza**

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Meltonian Creams & Sprays  
474-9288 M-F 10-9 Sat. 'til 6

Nursing positions now open at Glenn Dale Hospital for R.N.'s (GS-11, 9, 7), LPN's (GS-6, 5), and Nursing Assistants (GS-6, 5, 4, 3). Starting salary GS-11, (\$16,255) - GS-3, (\$7,102). If interested, call: Mrs. Esther Maas 577-6000, before Oct. 1.

(MARIE'S POODLE GROOMING) make your appointments today. Call 474-3219.

**PIANO LESSONS:** Peabody Conservatory Graduate. Beginners-Advanced. 474-9222.

**TYPEWRITER REPAIR, ELECTRIC, STANDARD AND PORTABLES.** Call 474-6018.

**YARD SALE:** Antiques, plants, more. 10 - 4 Sat. 127 Greenhill Rd.

**YARD SALE** - 11 a.m. Saturday - 102 Greenhill.

The Campus Center for Early Learning is starting a Before and After Elementary School program October 4th at Brae Brook Apartment Community Center, Greenbelt Maryland. Center hours are from 7 a.m. to 6 p.m. The program includes transportation from the Center to elementary schools in the morning, and transportation back to the Center after school. The Center will also have a preschool program for children 2-5 years old. For additional information and registration please call Ms. Marie Jacobsen, 345-8830.

**Need Home****Improvements?**

Call John

Specializing in Ceramic Tile and Kitchen Floors, Sidewalks, Patios, Driveways, etc. Call anytime.

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**YARD SALE** - 23 Court Ridge - Multi-family. 9-4 Sept. 25.

**GARAGE SALE** - Sat. 25th. Lamps, port. crib, youth pool table, swingset, jungle gym, toys, misc. 1-4 p.m., 44 Lakeside Dr.

**LOST** - Male cat. Black, white boots, chest. Name - Morris. 1 year old.

**ANTIQUE GUN AUCTION** - 100 antique guns, Kentuckies, old swords and related items. From Roger Allen collection and other consignors. Tues., Sept. 28, 7 p.m. at Holiday Inn, College Park, Md. Beltway at U.S. 1 Inspection 6-7. Terms cash. Consignments accepted.

**Mishkan Torah Nursery School**

has openings for 3 and 4 year olds. Three day program, mornings. Music, rhythm, arts, creative play, dist. curric. Phone 593-2746.

Color T.V. 25" modern/contemporary console. Excellent condition. \$335. Evenings 474-5530.

**WILL CARE FOR CHILDREN** in my home near North End School. Weekday afternoons 3-6. 441-1791.

**DANSKINS** are not only for dancing! You can wear them for swimming and singing, from morning to night, with jumpers and dresses, they give you much joy. We carry many beautiful styles in many lovely colors. Dance to our International Boutique today! We are at 7420 Baltimore Ave., College Park. 277-5521.

**WEDDING PHOTOGRAPHY** at low rates; packages from \$45. Call 345-3581 for appt.

**LIGHT HAULING**, w/ pick-up Truck. Call Mike after 4:30, 474-9401.

**Recreation Review****Arts & Crafts and Roller Skating**

A crafts instructor will be at the Youth Center and Springhill Lake Center on Mons., Weds., and Fris., from 4:30-5:30 p.m. for the following groups: Mons., 1st & 2nd graders; Weds., 3rd & 4th graders; Fris., 5th & 6th graders. The Arts & Crafts classes are FREE. Roller Skating is being held at the Greenbelt Center Elementary School gym from 4:30-6 p.m. on the following days: Mons., 3rd & 4th grades; Weds., 5th & 6th grades; Fris., 1st & 2nd grades. A nominal fee will be charged at the door.

**Chucks 'n' Lassies**

On Sat. mornings, there will be a FREE program of organized games and physical activities for boys and girls ages 6 thru 12. The program is run by our recreation leaders and club shirts are provided for those who attend regularly. Classes are held both at the Youth Center and Springhill Lake Recreation Center beginning this Saturday - 9-10:30 a.m. for 6-8 year olds and 10:30-noon for the 9-12 year olds.

**Class Openings**

There are still a few openings in the fall recreation classes which will not begin until the first week in October. They are Ballet, Slimnastics, Clay Modeling and Creative Carousel; all are offered at the Youth Center. Register on Fri., Sept. 24, Youth Center Business Office from 9-4 p.m.

**Teen Happenings**

The Teen Club Fall Activity Calendar begins with a Drop-In Night at the Ridge Road Center. The date is Saturday, October 2 and will feature stereo sounds, movies and refreshments. Bring along tapes and ideas for a fall field trip to be scheduled later in Oct.

**Volleyball-Competitive & Recreational**

Co-educational volleyball games, both competitive and recreational, are to be played at the Center School gymnasium. Competitive volleyball is held Monday evenings from 8:30-10:30 p.m. for interested persons 16 years and over. From 8:30-10:30 p.m. on Wednesdays, those 16 years and over are invited to participate in recreational volleyball games.

**Greenbelt's Library**

**DROP-IN STORIES:** A program of stories, songs, fingerplays and action rhymes for 3-5 year olds meets every Thursday at 2 p.m. in the Children's Program Room. No registration is required, all are welcome.

**TALK-A-BUNCH:** For fun, laughs and a good time come to talk-a-bunch about books and maybe see a film. This week the discussion will be Jennifer, Hecate, Macbeth, William McKinley and me, Elizabeth by Konigsburg and The 18th Emergency by Betsy Byers.

**ON-AGAIN OFF-AGAIN SAT-URDAY FILMS** will begin on September 25, at 11 a.m. in the meeting room. Featured movies are Elsa and Her Cubs The Wild Cat Family, and Pigs.

"Recreate Your Wardrobe," a workshop on restyling outgrown, out of style and seldom worn clothes, with Ms. Marcie Myers, Prince Georges County Cooperative Extension Service, will be held at the Greenbelt Library, Tues., Oct. 5, at 7 p.m. Admission is free.

**New Playground Equipment Installed in Five Areas**

by Wini Milan

Greenbelters may have noticed recently a number of new, rustic, wood pieces of playground equipment being installed at various sites around the city. Part of a combination revitalization and Bicentennial project, these added pieces to our playgrounds are planned to offer children new opportunities for exercise, imaginative play, and the pleasure of playing on and with wood. Five locations were selected for the new equipment.

A few weeks ago at the Greenbelt Lake Park play area one of the most interesting new pieces was installed - the Christopher Columbus ship. Sitting on the crest of the hill overlooking Greenbelt Lake, this historic vessel invites any number of children to climb inside, climb up a ladder to set sail, slide down the sliding board stern, slide down the poles, or even walk the plank! "This is my favorite of the new equipment," states Recreation Director Hank Irving, "because of the unlimited possibilities a child has to use his or her imagination when playing on it."

Situated near the ship are a 3-position wood swing, a log roll, and a spring platform. In the form of an equilateral triangle, the rustic-looking swing set is a design as well as an idea out of the ordinary. Up to three children can swing and sway on springy tires as far or as high as they can in any direction without accidentally hitting a support post. In addition, the swings are positioned so children can watch each others' acrobatics. Children have an especially enjoyable opportunity to develop balance skills and coordination while playing on the log roll—a roller of 12 gauge galvanized steel, with upright wood logs and attached metal handrails on each side. Like Huck Finn or Robinson Crusoe children can ride the stormy waters on the teetering, rocking, tipping spring platform, which has a quiet bouncing motion activated by a rubber spring.

Second on the list of locations to receive new equipment was Northway-Lakewood Park, where one of the main attractions is the new ramble climber. Here the solid, natural look and feel of wood is combined with tires, slides, bridges, arch climbers, climbing poles, hand hoops and steps on different levels, lending a sense of adventure to exploration and/or fitness activities. The ramble climber also encourages imaginative play to a great extent. Along with the climber, Northway-Lakewood now has a junior combination swing set, including one regular swing unit, a hobby horse, a chair swing, and a glider swing. A 2-seat buckabout activated by a rubber spring, and a merry-go-round have also been added plus two park benches.

At the Braden Field playground, installation has just been completed of a 9-station wood obstacle course, designed to be a combination of fun and work, agility and strength. Components of this unique course are: a horizontal ladder, climbing pole, log jam, par-

allel bars, chinning bar, wood and arch climber, chain net climber, log wall and a three level balance beam. Located in a cleared area at the edge of the woods, this challenge to children's physical prowess also offers the opportunity to commune with nature at the same time. Other additions to the Braden Field playground are a large platform climber and a 3-chair swing set.

Candy Cane City, the fourth playground to receive new equipment, will soon have a new tire swing and two new benches. After Candy Cane City, installation of pieces for a new Boxwood Village playground will take place. To be located at the corner of Lastner and Ivy Lanes, this playground will include a ramble climber, as described for Northway-Lakewood, a buckabout with 4 saddle seats, a merry-go-round and a combination swing set.

The culmination of 2 years of planning, this equipment is the result of combined community effort by concerned citizens and a number of city departments. Pieces have been carefully selected to round out basic exercise needs at each playground, such as climbing, jumping, crawling, sliding, and balancing—and most of all for the enjoyment of Greenbelt youth.

Following completion of installation of the new equipment at these five locations a Playgrounds for Free program will begin here. This is an innovative plan which involves construction of play equipment from donated materials from PEPCO and other companies.

**Camp Fire Girls**

The Potomac Area Council of Camp Fire Girls announces the fall registration for girls from the first through twelfth grades.

An organizational meeting for Greenbelt will be held Wednesday, Sept. 29 at 8 p.m. in the Greenbelt Library.

Camp Fire offers girls and adults the opportunity for small individualized group experience, varied programming and many types of camping experiences.

For further information contact Brenda Cooley, leadership coordinator 345-1388.

**Service Academy Nom.**

Marylanders who want to be considered for nomination by Sen. Charles Mathias to one of the service academies next year have until October 1 to write to Mathias' Baltimore office.

Mathias will nominate applicants for admission next July to the Military Academy, Naval Academy, Air Force Academy, and Merchant Marine Academy.

Young men and women who want to be considered for nomination by Mathias or who want further information should write by October 1 to: Senator Charles Mathias, 1616 Federal Office Building, Baltimore, Md. 21201.

**HOLY CROSS LUTHERAN NURSERY SCHOOL**

is accepting applications

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GREENBELT FEDERAL

**CREDIT UNION**

121 Centerway (Shopping Center)  
Greenbelt, Md. 20770 Phone: 474-5900  
Hours: Daily: 9-3 • Saturdays: 9-1  
Friday evening 7-9

Other Services Available:

Payroll withholding

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Tax deferred income -

Individual Retirement Accounts (IRA)

Each member account insured to \$40,000 by National Credit Union Administration, an agency of the U. S. Government



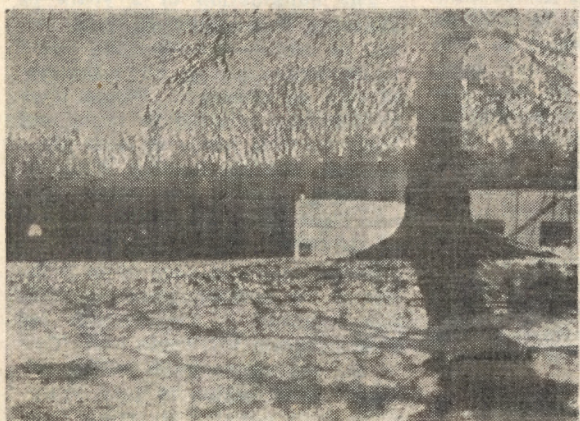
## BACKGROUND INFORMATION

## History

The construction of housing for the elderly has been discussed in Greenbelt for more than a decade. Only recently, however, did the City Council conclude that a workable means existed for undertaking a project at a suitable site. Selection of a site was always a major obstacle. After lengthy consideration, utilization of consultants, and 2 public hearings, the Council determined that there were two sites available which were good locations.

Prince George's County sought and obtained Federal Government approval for rent subsidies for elderly housing in Greenbelt. The State of Maryland also expressed willingness to participate by providing 100% financing. Council, therefore, on December 15, 1975 unanimously declared its intent to pursue the construction of elderly housing in Greenbelt.

In order to make this program workable, the City must obtain a low interest rate mortgage from the State of Maryland for a 40 year period. The City Charter prohibits any contract involving the appropriation of moneys if it extends for more than 10 years. In accordance with State law, the Council unanimously approved a Charter amendment granting the City authority to enter into a 40 year mortgage contract with the State for federally subsidized elderly housing. State law also provides that if petitioned by more than 20% of the registered voters a referendum shall be held on the approval of a charter amendment. Such a petition was received.



View of Ridge Road Center property after crossing Ridge from sidewalk leading from Shopping Center.

## Need for Elderly Housing

The elderly population in Greenbelt, as throughout the nation, is growing. Many find existing housing suitable to their needs. Others do not, but live where they are because better suited facilities are not available to them. Retirement communities are too expensive. Other elderly housing projects have long waiting lists.

Many older citizens, while able to care for themselves, suffer physical limitations that result in their needing housing different from younger citizens. They want small, easy to care for homes without steps. They need a convenient location within walking distance of shopping and bus service, as they are not able or do not wish to drive any more. They seek security. They wish to avoid the hub-bub of children and young people. They seek the companionship of others who share their interests and leisure time.

## Survey Results

The city conducted a survey of elderly residents to determine their interest in living in a housing for the elderly project. Not all elderly residents were contacted as we do not know all elderly residents. Of the 151 individuals and couples who answered the questionnaire, 105 indicated a willingness to move to an elderly housing project and 25 others were willing to move under certain conditions. Of those willing to move, 87 had incomes that would qualify for rental subsidies and 57 had very low incomes, according to HUD definitions. At least 30 of the 100 units are to be occupied by persons with very low incomes.

## What is Proposed?

The City would construct a building containing 100 one bedroom apartments. An architect has not yet been selected and the building has not been designed. However, it would probably be 4-7 stories, have elevators, special design features to aid elderly with physical impairments and provide some apartments specifically designed for handicapped persons using wheelchairs. The project is not a nursing home, and all residents would have to be able to care for themselves. There would be common facilities such as lounges, laundry rooms, meeting rooms and examination rooms for visiting health care services. If economically feasible, a dining room with kitchen to serve residents one or more meals a day would be included.

The preferred site for the building is the Ridge Road Center property owned by the city. This site, consisting of 3 acres, is one block from the Center. An alternative site across the street from the GHI offices on Hamilton Place has also been designated.

City of Greenbelt, Md.

# CHARTER AMENDMENT REFERENDUM

on

## Financing Elderly Housing

Tuesday

September 28, 1976

7:00 A.M. - 8:00 P.M.

If you are FOR the elderly housing project . . . .

VOTE FOR THE CHARTER AMENDMENT

If you are AGAINST the elderly housing project . .

VOTE AGAINST THE CHARTER AMENDMENT

## STATEMENT OF CITY COUNCIL

The City Council of Greenbelt, after considerable deliberation, unanimously declared its intent to undertake construction of a 100 unit building to provide housing for elderly citizens. The city will work in cooperation with the Department of Housing and Urban Development of the Federal Government, the Department of Economic and Community Development of the State of Maryland, and the Prince George's County Housing Authority. The State will provide low interest 40 year mortgage financing for 100% of the cost of construction, including architects and consultants. Under Section 8 of the Housing and Community Development Act, HUD will provide subsidies for the term of the mortgage to those eligible tenants who have low incomes. The HUD subsidy of up to 80% of the rent will assure that retired persons on limited pension incomes will be eligible to live in this housing facility and that there will be full occupancy of the project.

In order for the city to enter into the mortgage contract with the State, it is necessary to amend the city charter to grant the city authority. The charter presently provides that contracts involving the payment of money out of the appropriations of more than one year shall not extend for a period of more than ten years. In accordance with State law, the City Council unanimously adopted an amendment to the city charter. Also in accordance with State law, the question of approval of the amendment was brought to referendum by a petition signed by more than 20% of the registered voters. The referendum will be held on September 28, 1976.

While the City Council believes that the elderly housing project would be an asset to the community and seeks your support of the charter amendment, it recognizes that there are differing views as to the merit of the project. It therefore urges you to study the information provided in this brochure and all other information published in newspapers or otherwise presented to you, to make your own decision and express your view by voting at your polling precinct on September 28th.

Gil Weidenfeld - Mayor  
Richard Castaldi - Mayor Pro Tem  
Richard R. Pilski, Councilman  
Charles F. Schwan, Councilman  
Thomas X. White, Councilman

The material on this page is a reprint of a portion of an information brochure prepared by Greenbelt City staff which was mailed to registered voters. Additional copies of the brochure may be obtained at the City Offices, 25 Crescent Road, Greenbelt, Maryland.

A specimen ballot which contains the exact text of the Charter Amendment Referendum question is published elsewhere in this newspaper.

## QUESTIONS AND ANSWERS

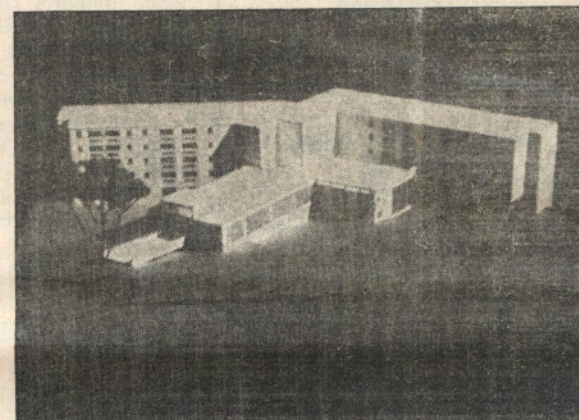
**Q. Will Greenbelt residents be given preference in tenant selection?**

**A. Yes.** The City Council would not be interested in undertaking this project if it would not be for the benefit of Greenbelt residents. The city will be selecting tenants and will give first preference to Greenbelt residents and persons who work in Greenbelt. A survey of only a portion of the city's elderly population indicates sufficient interest in living in this facility to assure almost total occupancy by Greenbelt residents.

There are certain restrictions imposed by HUD on the selection of occupants. As with any public or private housing project, the city cannot discriminate on the basis of race, color, creed, religion, sex or national origin. Thirty percent of the units must be occupied by persons having very low incomes (\$5,450 for an individual, \$7,250 for a couple at present). Eighty percent of the units should be occupied by persons eligible to receive subsidies.

**Q. What is the relevance of the Supreme Court decision relating to subsidized housing in Chicago? Some people are expressing concern that this decision will affect tenant selection.**

**A. The City Council** requested the City Solicitor, Emmett H. Nanna, Jr., to review this Court decision and give the Council his legal opinion. Mr. Nanna has advised the Council: "It is my opinion that Hills vs. Gautreaux case would have no effect whatsoever on the 100 unit housing project contemplated by the city of Greenbelt. I can read nothing in Hills vs. Gautreaux which would relate to admission policy, particularly in view of the fact that the various housing acts prohibit racial discrimination as does the Civil Rights Act of 1964."



Model of a 100 unit elderly housing building designed by Joseph W. Beagle — one of several models made by University of Maryland School of Architecture students as class project.

**Q. How much will this project cost city taxpayers?**

**A. The City Council** believes that the construction and operation of this project should not be an expense of the city taxpayers. Rather, the project should make payment to the city of a fee in lieu of taxes. Significant factors in the Council deciding to proceed with the project were 100% mortgage financing and the assurance of federal subsidies at rental rates providing sufficient income return over the 40 year mortgage period to assure an operation completely independent from other city programs.

The building will charge rent just as any other apartment building. Because HUD will subsidize tenants' rent, elderly persons who could not otherwise afford this type of housing will be able to live in it, thereby assuring full occupancy. The cost of mortgage payments, management and maintenance expenses, including the establishment of reserves for major replacements and unforeseen contingencies, will be financed from the rents.

One hundred percent of the construction cost including cost of land, architectural, engineering and consultant fees, and city staff expenses will be financed by the mortgage loan.

**Q. What financial risks does the city face?**

**A. The City Council** is not interested in undertaking a speculative venture. It intends to proceed only with the assurance that this project will be fiscally sound and independent of other city functions. The city will enter contractual arrangements to assure State mortgage financing and HUD rental subsidies. The mortgage financing will require as security only the assets of the property. The general revenues and tax monies of the city will not be obligated.

The housing consultant employed by the city will undertake economic feasibility studies to assure the fiscal soundness of the program. He will determine the amount of rental monies that are available for mortgage payment and based upon this, a maximum allowable construction cost will be determined. The architect and contractor will be contractually limited to this cost figure. Cost overruns in excess of the budget will not be authorized as there will not be funds available to make payment.

There are some very sound reasons for financial success of the project such as HUD subsidies to assure full occupancy, low interest rate mortgage, a history of rising property values and an increasing demand for this type of housing.